

STAFF REPORT

Meeting Date: July 17, 2002
Consent

LAFCO CASE: LAFCO 02-12 Ojai Valley Sanitary District Annexation
(Parcels A, B, and C) – Ainsworth-Ramah-Edwards

PROPOSALS: **Parcel A:** To annex a parcel and a portion of Rice Road, a total of approximately 17.31 acres, into the Ojai Valley Sanitary District for the purposes of providing sanitary sewer service for a proposed new single family dwelling.

Parcel B: To annex a parcel and a portion of Fairview Road, a total of approximately 21.32 acres, into the Ojai Valley Sanitary District for the purposes of providing sanitary sewer service to an existing single-family dwelling.

Parcel C: To annex a parcel and a portion of Burnham Road, a total of approximately 1.11 acres, into the Ojai Valley Sanitary District for the purposes of providing sanitary sewer service for a proposed new single-family dwelling.

PROPONENT: Ojai Valley Sanitary District by Resolution.

SIZE (TOTAL): Approximately 39.74 acres

LOCATIONS: **Parcel A:** The proposal area is northeast of the corner of Rice and Fairview Roads, and west of Highway 33, addressed as 963 Fairview Road in the City of Ojai's Area of Interest.

Parcel B: The proposal area is located on Fairview Road, east of Highway 33, addressed as 445 Fairview Road in the City of Ojai's Sphere of Influence.

Parcel C: The proposal area is located on Burnham Road, south of Highway 150, and addressed as 357 Burnham Road in the City of Ojai's Area of Interest.

COMMISSIONERS AND STAFF

COUNTY
Steve Bennett, Chair
Kathy Long
Alternate:
Judy Mikels

CITY
Linda Parks
John Zaragoza
Alternate:
Evaristo Barajas

SPECIAL DISTRICT
Jack Curtis
John Rush
Alternate:
Dick Richardson

PUBLIC
Louis Cunningham,
Vice Chair
Alternate:
Kenneth M. Hess

EXECUTIVE OFFICER
Everett Millais

PLANNER III
Hollie Brunsky

CLERK
Debbie Schubert

LEGAL COUNSEL
Noel Klebaum

ASSESSOR'S

PARCEL NO.S: **Parcel A:** 010-0-090-110
 Parcel B: 010-0-170-025
 Parcel C: 031-0-091-105

NOTICE: This matter has been noticed in the manner prescribed by law.

RECOMMENDATION:

Adopt the attached resolution (LAFCO 02-12) making determinations and approving the Annexation to the Ojai Valley Sanitary District (Parcels A, B, and C) – Ainsworth-Ramah-Edwards.

GENERAL ANALYSIS:

1. Land Use and Development:

A. Site Information

PARCEL A:

	Land Use	Zone District Classification	General Plan Designation
Existing	Small Orchard	County: OS-20 (Open Space, 20 acre minimum)	County: Open Space
Proposed	Addition of Single Family Dwelling	No change	No change

PARCEL B:

	Land Use	Zone District Classification	General Plan Designation
Existing	Single Family Dwelling (on septic) /Orchard	County: OS-40 (Open Space, 40 acre minimum) City: OS	County: OS, Open Space City: Open Space/Resource
Proposed	Single Family Dwelling/Orchard	No change	No change

PARCEL C:

	Land Use	Zone District Classification	General Plan Designation
Existing	Vacant	County: RE-20 (Rural Exclusive, 20 acre minimum)	County: UR 1-2; Urban Residential, 1-2 D.U. per acre
Proposed	Single Family Dwelling	No change	No change

B. Surrounding Land Uses and Zoning and General Plan Designations

PARCEL A:

	Land Use	Zone District Classification	General Plan Designation
North	Open Space	County: OS-20; Open Space, 20 acre minimum	County: Open Space
South	Residential	County: RE-20, Rural Exclusive, 20 acre minimum	County: Urban Residential, 1-2 D.U. per acre
East	Residential	County: RA-5; Rural Agriculture, 5 acre minimum	County: Rural Residential, 2 acre min.
West	Residential	County: RA-4; Rural Agriculture, 4 acre minimum	County: Rural Residential, 2 acre min.

PARCEL B:

	Land Use	Zone District Classification	General Plan Designation
North	Open Space	County: OS-80; Open Space, 80 acre min.	County: Open Space
South	Residential	County: RR-20; Rural Exclusive, 20 acre min.	County: Rural Residential, 5 acre min.
East	University of Judaism	County: RR-5; Rural Exclusive, 5 acre minimum	County: Rural Residential, 5 acre min.
West	Agriculture	County: AE-40; Agricultural Exclusive, 40 acre minimum	County: Open Space

PARCEL C:

	Land Use	Zone District Classification	General Plan Designation
North	Residential	County: RE-20; Rural Exclusive, 20 acre minimum	County: Urban Residential, 1-2 D.U. per acre
South	Residential	County: RE-20; Rural Exclusive, 20 acre minimum	County: Urban Residential, 1-2 D.U. per acre
East	Residential	County: RE-20, Rural Exclusive, 20 acre minimum	County: Urban Residential, 1-2 D.U. per acre
West	Residential	County: RE-20, Rural Exclusive, 20 acre minimum	County: Urban Residential, 1-2 D.U. per acre

C. Topography, Natural Features and Drainage:

Parcel A:

The proposal area gently slopes to the south to Fairview Road and is bounded to the west by the Rice Road.

Parcel B:

The proposal area has a gradual south-facing slope and is bounded to the north by the Ojai foothills, and to the south by Fairview Road. There is a dry annual creek running east to west bisecting the parcel.

Parcel C:

The proposal area is generally flat and is west of Burnham Road. The parcel is bisected by a dry annual creek running north to south and there are several mature oak trees on the parcel.

D. Conformity with Plans:

Parcel A:

The proposal area is within the Ojai Valley Sanitary District's (OVSD) Sphere of Influence. The site is located within the unincorporated area of the County of Ventura and in the City of Ojai's Area of Interest. The proposed use of a new single-family dwelling conforms to the County General Plan designation of Open Space.

Parcel B:

The proposal area is within the OVSD's Sphere of Influence. The site is located within the unincorporated area of the County of Ventura and is within the City of Ojai's Sphere of Influence. The site has an existing single-family dwelling and an orchard and was recently purchased by a religious organization, Camp Ramah, which is related to the University of Judaism that owns the property to the east. The proposed annexation will allow the existing single-family dwelling to be served by the Ojai Valley Sanitary District. This residential use conforms to the County General Plan designation of Open Space.

The Camp has filed with the County for a Conditional Use Permit (CUP) to use the site for a camp and recreation facility. At this time, the County has deemed CUP application as incomplete. However, the application could result in a future change in land use.

Parcel B is not contiguous with the City of Ojai boundaries, but because it is within the City's Sphere of Influence, the proposal has been conditioned in the resolution to require that prior to or in conjunction with recordation of the annexation, the property owner record a covenant, as approved by the Executive Officer, providing that the landowner or any future owners of the property consent to annex to the City of Ojai at such time as requested by the City of Ojai.

Parcel C:

The proposal area is within the OVSD's Sphere of Influence. The site is located within the unincorporated area of the County of Ventura and is within the City of Ojai's Area of Interest. The annexation will allow for a new single-family structure to be served by the Ojai Valley Sanitary District. The proposed structure conforms to the County General Plan designation of Rural Exclusive.

2. Impact on Prime Agricultural Land, Open Space and Agriculture:

Parcel A:

The site is considered to be Prime Agriculture on the California State Important Farmlands Maps. The site is designated and zoned as Open Space. There is a small orchard of orange trees covering approximately ten acres of the site. With the addition of the single-family dwelling and with the proposed annexation to OVSD there will be no loss of agriculture/orchards.

Parcel B:

The site is considered to be Prime Agriculture on the California State Important Farmlands Maps. The site is designated and zoned as Open Space. There is a small orchard of orange trees covering approximately fifteen acres of the site. There is an existing single-family dwelling on the site and with the proposed annexation to OVSD there will be no loss of agriculture. However, any future approval of a CUP by the County for a new camp facility on this site could impact the existing agricultural activity. This is a County land use matter that is beyond LAFCO's authority.

Parcel C:

The site has no agriculture on the site. The site is not considered Open Space, nor located within a greenbelt. Therefore, there will be no impacts on agriculture.

3. Population:

The entire proposal area has one registered voter. Thus, the proposal area is considered uninhabited.

4. Services and Controls – Need, Cost, Adequacy and Availability:

The OVSD has issued a Letter of Sewer Availability for each parcel for the purposes of new construction. Sewer service will be available immediately after the sewer connection is constructed by the developer.

Parcel A receives water service from Meiners Oaks County Water District, Parcel B receives water service from Casitas Municipal Water District, and Parcel C receives water service from Ventura River County Water District.

No changes to any other services will result from this proposal.

5. Boundaries and Lines of Assessment:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

A map sufficient for filing with the State Board of Equalization has been received from the proponent.

6. Assessed Value, Tax Rates and Indebtedness:

Assessed Values:

Parcel A:

The proposal is presently within tax rate area 70057 (\$1.062177). Upon completion of this annexation the area will be assigned to existing tax rate area 70127 (1.062177). The total assessed value of the parcel per the 2002-2003 tax roll is \$639,000.

Parcel B:

The proposal is presently within tax rate area 70058 (\$1.062177). Upon completion of this annexation the area will be assigned to a new tax rate area not yet assigned. The total assessed value of the parcel per the 2002-2003 tax roll is \$981,614.

Parcel C:

The proposal is presently within tax rate area 91040 (\$1.068877). Upon completion of this annexation the area will be assigned to existing tax rate area 91039 (1.068877). The total assessed value of the parcel per the 2002-2003 tax roll is \$153,000.

The Ojai Valley Sanitary District assumed the general obligation bonded indebtedness of the former Meiners Oaks Sanitary District. The entire District is responsible for certificates of participation funding for the rehabilitation of the City of Ojai Project and a State Revolving Loan funding for the Treatment Plant Improvement Project completed in 1997. The indebtedness is to be repaid through special assessments collected with property taxes. Operation and maintenance of OVSD lines and facilities are financed by monthly sewer service charges.

7. Environmental Impacts:

The Ojai Valley Sanitary District as the lead agency for this proposal, found the proposal to be categorically exempt under Section 15319(b) of the California Environmental Quality Act Guidelines that includes annexations to special districts of individual small parcels of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures, which includes utility extensions.

8. Landowner and Annexing Agency Consent:

All affected property owners involved in this proposal have given their written consent to annex. The Ojai Valley Sanitary District has requested a waiver of conducting authority proceedings.

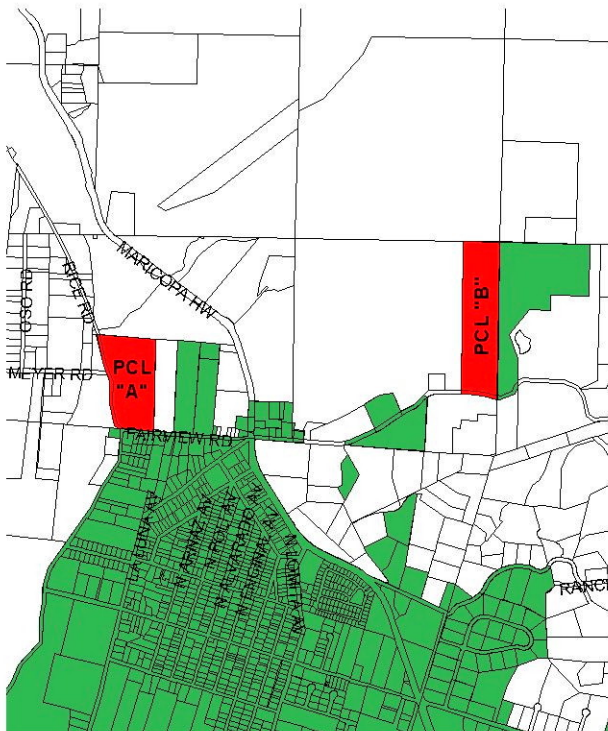
ALTERNATIVE ACTIONS AVAILABLE:

- A. If the Commission, following public testimony and the review of the materials submitted determines that further information is necessary, a motion to continue one or both of the proposals should state specifically the type of information desired and specify a date certain for further consideration.
- B. If the Commission, following public testimony and review of materials submitted with this application wishes to deny or modify this proposal, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.

STAFF: Hollee King Brunsky, Planner III

BY: _____
Everett Millais, Executive Officer

Attachments: (1) Vicinity Map
(2) LAFCO 02-12 Resolution



LEGEND



Existing Ojai Valley Sanitary District



Proposed Annexation Area

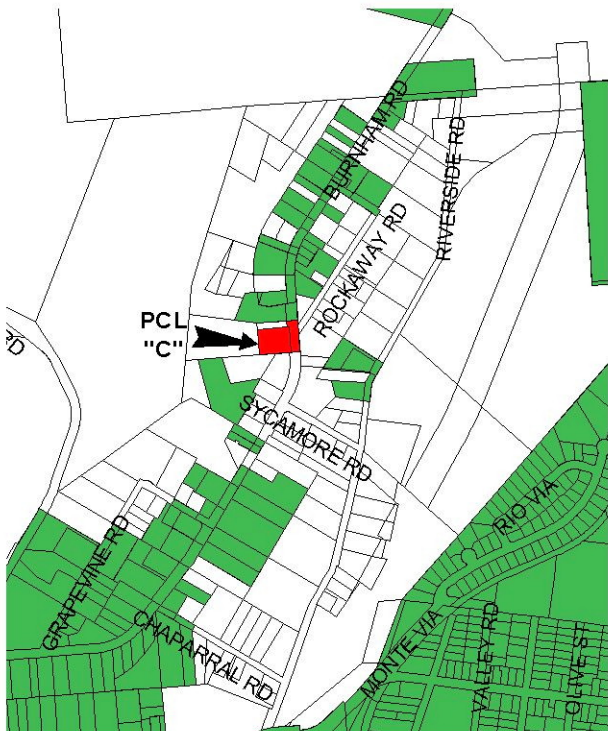
LAFCO 02-12 PARCELS "A" & "B"

VICINITY MAP

OJAI VALLEY SANITARY DISTRICT ANEXATION
AIN SW ORTH / RAMAH / EDWARDS
(O.V.S.D. NO. 2002-01)



1"= 1200'



LEGEND



Existing Ojai Valley Sanitary District



Proposed Annexation Area

LAFCO 02-12

PARCEL "C"

VICINITY MAP

OJAI VALLEY SANITARY DISTRICT ANEXATION
 AIN SW ORTH / RAMAH / EDWARDS
 (O.V.S.D. NO. 2002-01)



1"= 600'

LAFCO 02-12

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE OJAI VALLEY SANITARY
DISTRICT ANNEXATION (PARCELS A, B, AND C) –
AINSWORTH-RAMAH-EDWARDS**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Section 56000 of the California Government Code); and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the consideration by the Commission on the proposal; and

WHEREAS, the proposal was duly considered and approved on July 17, 2002; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the request including, but not limited to, the LAFCO Executive Officer's Staff Report and recommendation, the environmental document, and applicable General and Specific Plans; and

WHEREAS, information satisfactory to the Commission has been presented that all the owners of land within the affected territory have given their written consent to the proposal; and

WHEREAS, proof has been given to the Commission that the proposal area is considered uninhabited; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The LAFCO Executive Officer's Staff Report and Recommendation for approval of the proposal dated July 17, 2002 is adopted.

- (2) Said annexation as set forth in Exhibit A (parcels A, B, and C) and attached hereto is hereby approved with the following conditions:
- (a) Prior to or in conjunction with recordation of the annexation, the Ojai Valley Sanitary District or owner(s) of each parcel shall agree in writing to defend, indemnify and hold the Ventura Local Agency Formation Commission, its commissioners and staff harmless from and against all costs, expenses, fees, claims, demands and causes of action arising from the approval of this reorganization.**
 - (b) Prior to or in conjunction with recordation of the annexation, the property owner(s) of Parcel B shall record a covenant, as approved by the Executive Officer, providing that the landowner or any future owners of the property consent to annex to the City of Ojai at such time as requested by the City of Ojai.**
- (3) The subject proposal is assigned the following distinctive short form designation: **LAFCO 02-12 - OJAI VALLEY SANITARY DISTRICT ANNEXATION (PARCELS A, B, AND C) – AINSWORTH-RAMAH-EDWARDS**
- (4) The boundaries of the affected territory are found to be definite and certain as approved and as set forth in Exhibit A (parcels A, B, and C) attached hereto and made a part hereof.
- (5) The Commission has reviewed and considered the lead agency's determination that the proposal is Categorically Exempt under Section 15319 (b), of the State CEQA Guidelines, and concurs with the lead agency's determination.
- (6) The Commission directs Staff to file a Notice of Exemption in the same manner as a lead agency under Section 15094.

- (7) Satisfactory proof having been given that the subject property is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, and that all affected agencies that will gain territory as a result of the proposal have consented in writing to the waiver of the conducting authority proceedings, the conducting authority proceedings are hereby waived and the annexation is approved without further notice, election or hearing. (Government Code Section 56837[c]).

This resolution was adopted on July 17, 2002

AYES:

NOES:

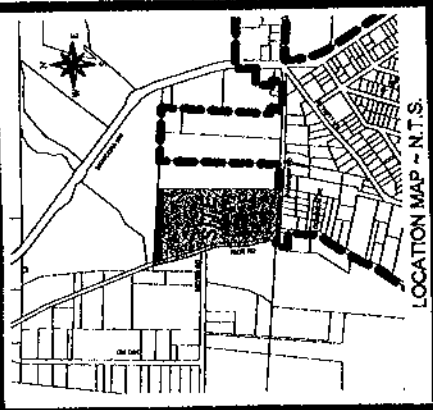
ABSTAINS:

Dated: _____

Chair, Ventura Local Agency Formation Commission

Copies: Ojai Valley Sanitary District
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning

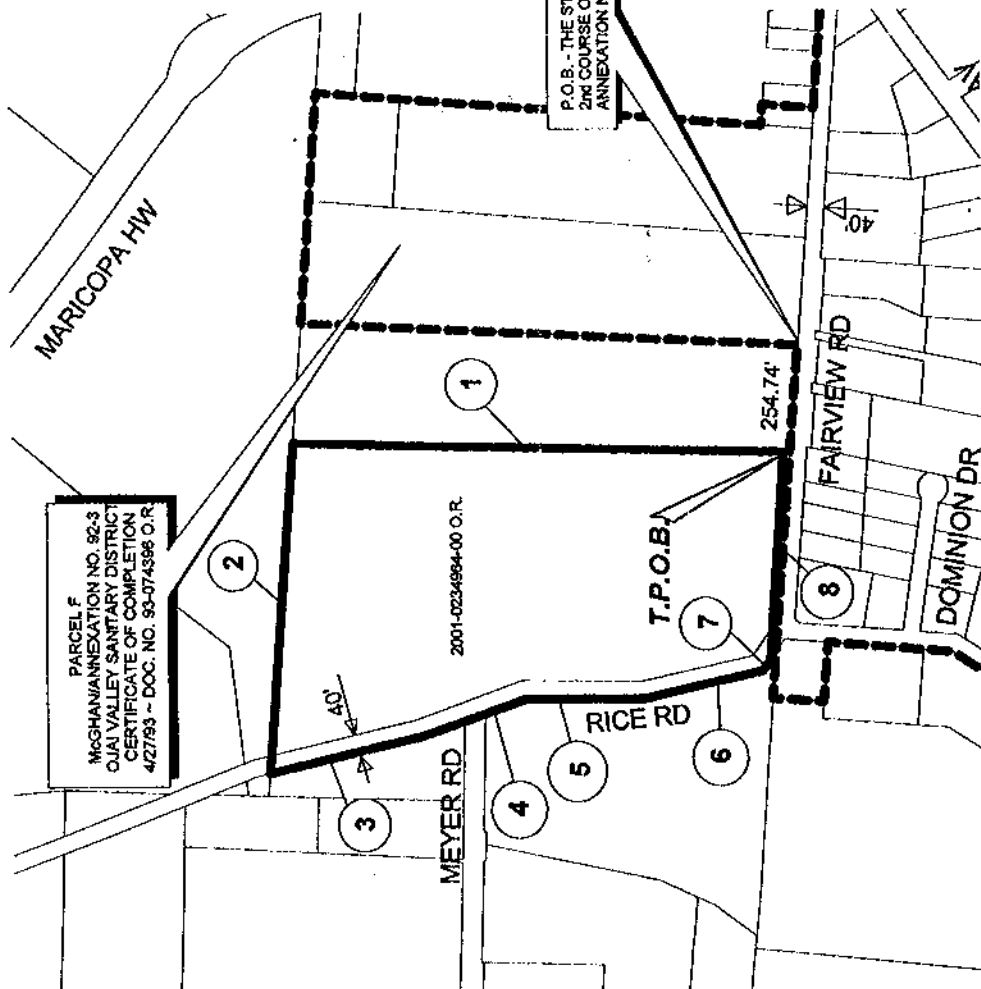
02-12



COURSES	
1st -	N 00°20'00" W 1201.91'
2nd -	N 87°06'00" W 774.40'
3rd -	S 14°30'00" E 371.52'
4th -	S 20°53'00" E 270.79'
5th -	S 00°40'00" E 283.88'
6th -	S 13°57'00" E 297.38'
7th -	S 57°19'00" E 59.86'
8th -	S 87°06'00" E 466.07'

17.306 ACRES

Prepared By:
Ojai Valley Sanitary District
1072 Tico Road
Ojai, CA 93023
(805) 646-5548



OJAI VALLEY SANITARY DISTRICT ANNEXATION
AINSWORTH / RAMAH / EDWARDS
PARCEL A
(O.V.S.D. NO. 2002-01)

--- EXISTING OJAI VALLEY SANITARY DISTRICT BOUNDARY
[] PROPOSED ANNEXATION BOUNDARY

That portion of Lots 4 and 5 of Section 3, Township 4 North, Range 23 West,
San Bernardino Meridian, in the County of Ventura, State of California.

April 10, 2002

Sheet 1 of 1

EXHIBIT A

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
AINSWORTH / RAMAH / EDWARDS**

**PARCEL A
(O.V.S.D. NO. 2002-01)**

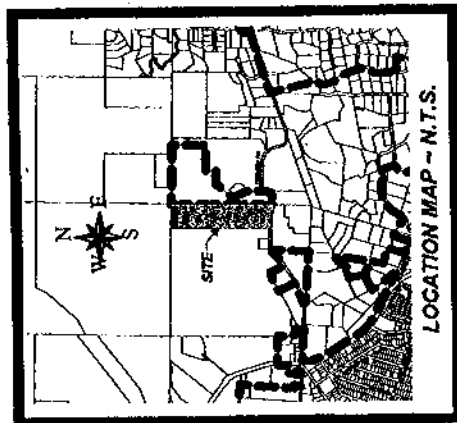
02-12

That portion of Lots 4 and 5 of Section 3, Township 4 North, Range 23 West, San Bernardino Meridian, in the County of Ventura, State of California, described as follows:

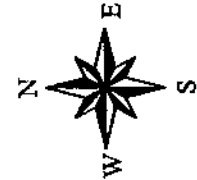
Beginning at a point in the north line of Fairview Road, 40.00 feet wide, said point being the southerly terminus of the 2nd course of Parcel F of the McGhan/Annexation No. 92-3 to the Ojai Valley Sanitary District, as described in the Certificate of Completion recorded on April 27, 1993 in the office of the said County Recorder as Document No. 93-074396 of Official Records; thence, North 87°06'00" West 254.74 feet along said north line to the southeasterly corner of the parcel described in the Grant Deed recorded on November 26, 2001 in the office of said County Recorder as Document No. 2001-0234964-00 of Official Records, said corner being the True Point of Beginning; thence, along the boundary of said parcel as described in said Grant Deed by the following two courses:

- 1st - North 00°20'00" West 1201.91 feet; thence,
- 2nd - North 87°06'00" West 774.40 feet to the westerly line of Rice Road, 40.00 feet wide; thence, along said westerly line by the following five courses:
 - 3rd - South 14°30'00" East 371.52 feet; thence,
 - 4th - South 20°53'00" East 270.79 feet; thence,
 - 5th - South 00°40'00" East 283.88 feet; thence,
 - 6th - South 13°57'00" East 297.38 feet; thence,
 - 7th - South 57°19'00" East 59.86 feet to the westerly prolongation of said northerly line of said Fairview Road, said northerly also being the existing boundary of said Ojai Valley Sanitary District; thence, along said prolongation, north line and said existing district boundary,
- 8th - South 87°06'00" East 466.07 feet to the True Point of Beginning and containing 17.306 acres.

02-12



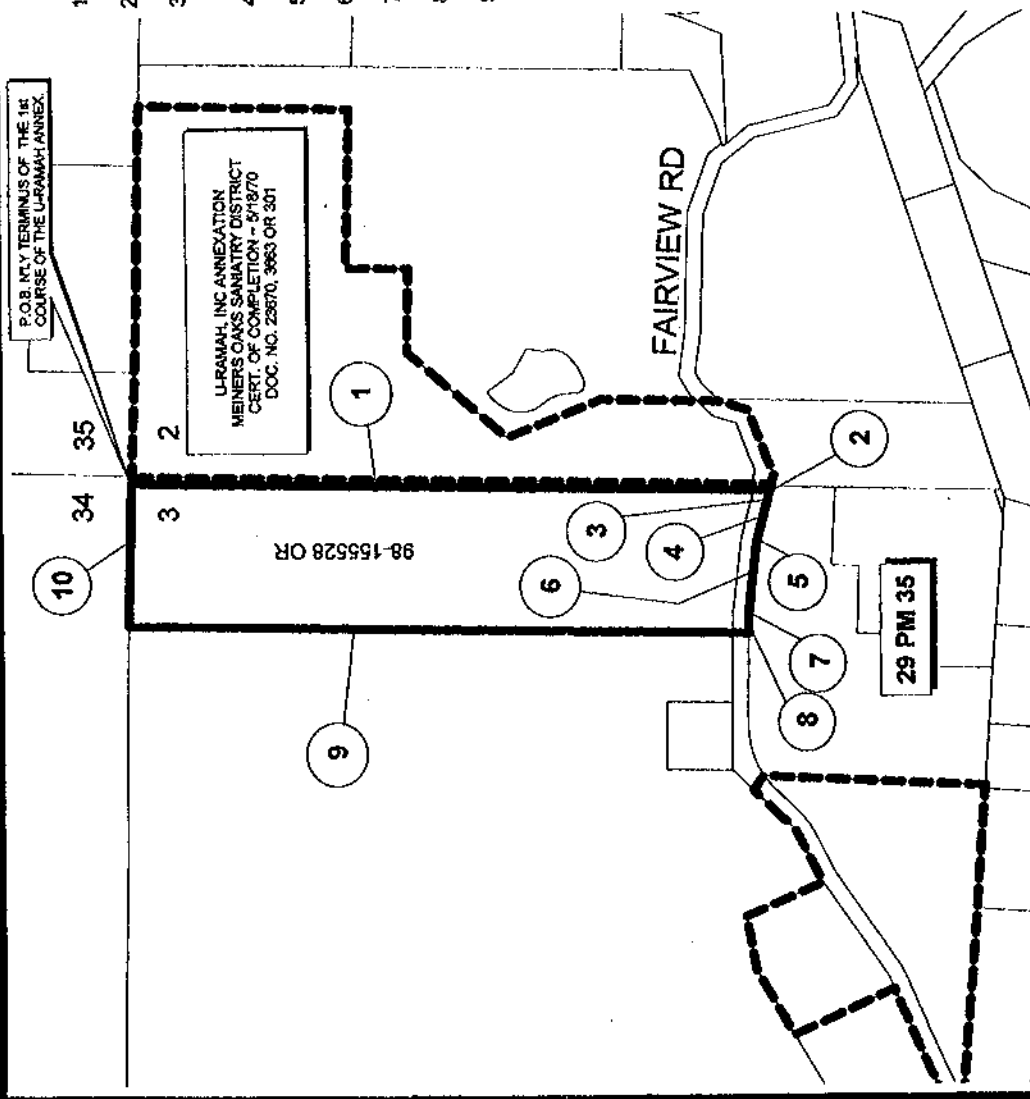
Prepared By:
Ojai Valley Sanitary District
 1072 Tico Road
 Ojai, CA 93023
 (805) 646-5548



COURSES

- 1st - S 00°13'39" E 2016.43'
- 2nd - N 77°22'46" W 6.18'
- 3rd - R = 330.00'; L = 81.45'; D = 14°08'28";
Radial Bearing = S 01°13'14" E
- 4th - N 77°22'46" W 75.03'
- 5th - R = 270.00'; L = 35.38'; D = 07°30'30"
- 6th - N 84°53'16" W 200.23'
- 7th - R = 270.00'; L = 27.42'; D = 05°49'08"
- 8th - S 89°17'36" W 46.23'
- 9th - N 00°13'39" W 1964.50'
- 10th - N 89°44'21" E 467.85'

21.316 ACRES



OJAI VALLEY SANITARY DISTRICT ANNEXATION AINSWORTH / RAMAH / EDWARDS PARCEL B (O.V.S.D. NO. 2002-01)

That portion of Lots 4 and 8 of Section 3, Township 4 North, Range 23 West, San Bernardino Meridian, in the County of Ventura, State of California.

EXISTING OJAI VALLEY SANITARY DISTRICT BOUNDARY

PROPOSED ANNEXATION BOUNDARY

April 11, 2002

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
AINSWORTH / RAMAH / EDWARDS**

EXHIBIT A

**PARCEL B
(O.V.S.D. NO. 2002-01)**

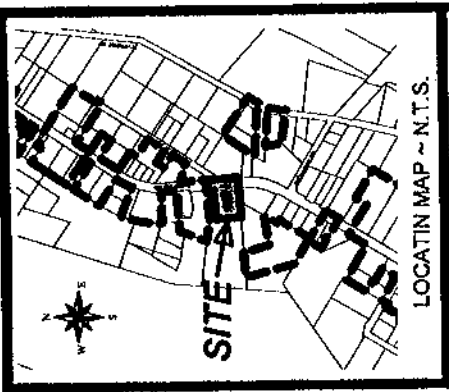
02-12

That portion of Lots 4 and 8 of Section 3, Township 4 North, Range 23 West, San Bernardino Meridian, in the County of Ventura, State of California, described as follows:

Beginning at the northeasterly corner of said Section 3, said corner also being the northerly terminus of the 1st course of the U-Ramah, Inc. Annexation to Meiners Oaks Sanitary District as described in the Certificate of Completion recorded on May 18, 1970 in the office of the County Recorder as Document No. 23670 in Book 3663, Page 301 of Official Records and having since been consolidated into the Ojai Valley Sanitary District; thence, along the easterly line of said Section and the existing Ojai Valley Sanitary District boundary,

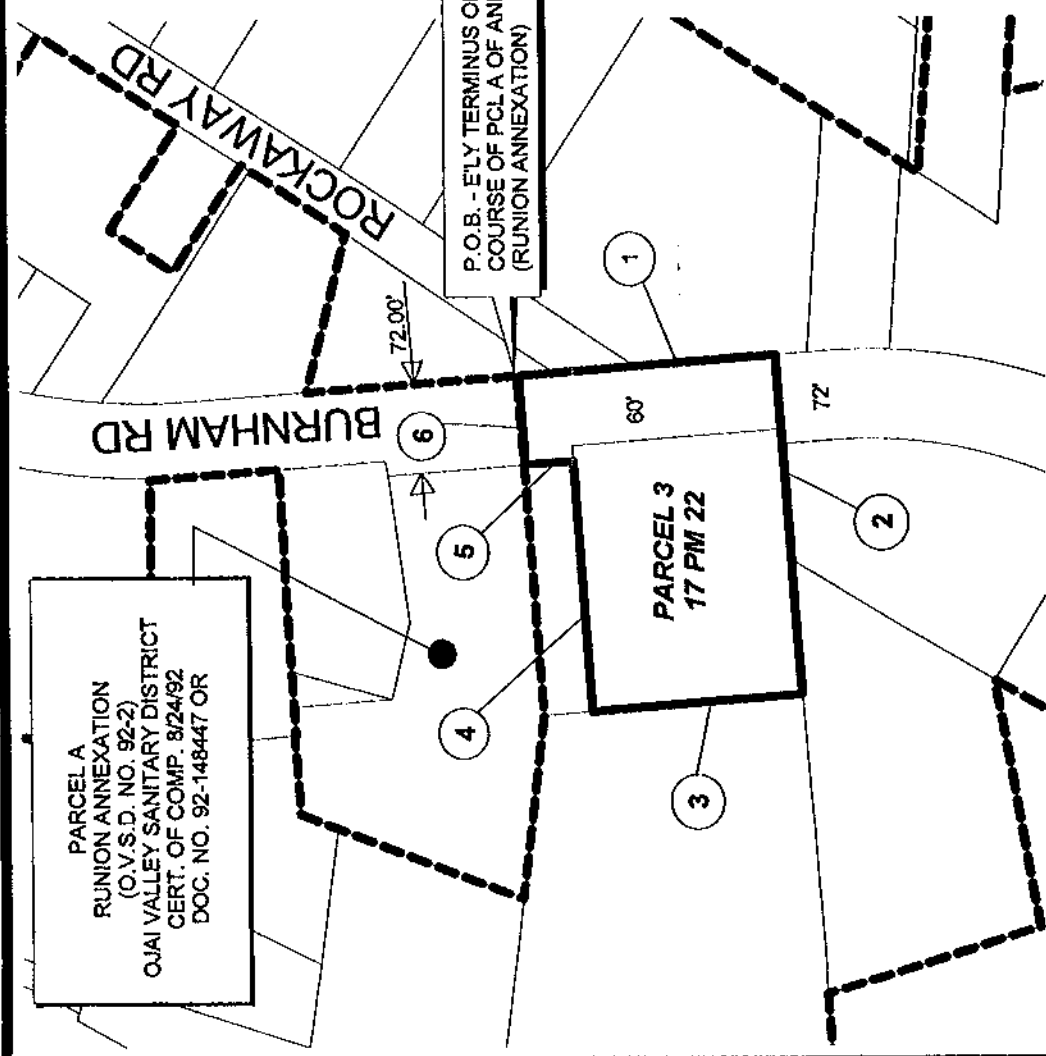
- 1st - South 00°13'39" East 2016.43 feet to the southerly line of Fairview Road as shown on the map recorded in the office of said County Recorder in Book 29, Page 35 of Parcel Maps; thence, along said southerly line by the following seven courses:
- 2nd - North 77°22'46" West 6.18 feet to the beginning of a nontangent curve concaved northerly, having a radius of 330.00 feet, and having a radial to said beginning of said curve bearing South 01°13'14" East; thence, along said curve,
- 3rd - Westerly 81.45 feet through a central angle of 14°08'28"; thence,
- 4th - North 77°22'46" West 75.03 feet to the beginning of a curve concaved southerly and having a radius of 270.00 feet; thence, along said curve,
- 5th - Westerly 35.38 feet through a central angle of 07°30'30"; thence,
- 6th - North 84°53'16" West 200.23 feet to the beginning of a curve concaved southerly and having a radius of 270.00 feet; thence, along said curve,
- 7th - Westerly 27.42 feet through a central angle of 05°49'08"; thence,
- 8th - South 89°17'36" West 46.23 feet to the southerly prolongation of the westerly line of the parcel described in the Grant Deed recorded on September 11, 1998 in the office of said County Recorder as Document No. 98-155528 of Official Records; thence, along said prolongation and westerly line,
- 9th - North 00°13'39" West 1964.50 feet to the northerly line of said Section 3; thence, along said northerly line,
- 10th - North 89°44'21" East 467.85 feet to the point of beginning and containing 21.316 acres.

02-12



COURSES	
1st - S 5°21'00" E	208.71'
2nd - S 84°39'00" W	268.71'
3rd - N 5°21'00" W	168.71'
4th - N 84°39'00" E	196.71'
5th - N 5°21'00" W	40.00'
6th - N 84°39'00" E	72.00'
1.107 ACRES	

Prepared By:
Ojai Valley Sanitary District
 1072 Tico Road
 Ojai, CA 93023
 (805) 646-5548



PARCEL A
 RUNION ANNEXATION
 (O.V.S.D. NO. 92-2)
 OJAI VALLEY SANITARY DISTRICT
 CERT. OF COMP. 8/24/92
 DOC. NO. 92-148447 OR

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
 AINSWORTH / RAMAH / EDWARDS
 PARCEL C
 (O.V.S.D. NO. 2002-01)**

All of Parcel 3 and a portion of Burnham Road, in the County of Ventura, State of California, per 17 PM 22.

--- EXISTING OJAI VALLEY SANITARY DISTRICT BOUNDARY
 [] PROPOSED ANNEXATION BOUNDARY

**OJAI VALLEY SANITARY DISTRICT ANNEXATION
AINSWORTH / RAMAH / EDWARDS**

EXHIBIT

A

**PARCEL C
(O.V.S.D. NO. 2002-01)**

02-12

All of Parcel 3 and a portion of Burnham Road, in the County of Ventura, State of California, as said Parcel 3 and Burnham Road are shown on the map recorded in the office of the County Recorder of said County in Book 17, Page 22 of Parcel Maps, described as follows:

Beginning at a point in the easterly line of said Burnham Road, 72.00 feet wide, said point also being the easterly terminus of the 9th course of Parcel A of Annexation No. OVSD 92-2 (Runion) to the Ojai Valley Sanitary District, as shown and described in the Certificate of Completion recorded in the office of said County Recorder on August 24, 1992, as Document No. 92-148447 of Official Records; thence, along said easterly line of said Burnham Road,

- 1st - South 5°21'00" East 208.71 feet to the easterly prolongation of the southerly line of said Parcel 3; thence, along said prolongation to and along said southerly line,
- 2nd - South 84°39'00" West 268.71 feet to the southwesterly corner of said Parcel 3; thence, continuing along the boundary of said Parcel 3 by the following two courses:
- 3rd - North 5°21'00" West 168.71 feet; thence,
- 4th - North 84°39'00" East 196.71 feet to the westerly line of said Burnham Road, 7200 feet wide; thence, along said westerly line,
- 5th - North 5°21'00" West 40.00 feet to said 9th course of said Annexation No. OVSD 92-2; thence, along said 9th course,
- 6th - North 84°39'00" East 72.00 feet to the point of beginning and containg 1.107 acres.